40763
IDENTIFICATION REFERENCE

94 APR 19 PM 2:59
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $44,748.03

Robert E. Muse Jr.
Affiant

Subscribed and sworn to before me, this the 15th day of April, 1994

Notary Public
My commission expires: June 27, 1996

This Instrument Was Prepared by:
Robert T. Johnson, Attorney
518 South Gallatin Pike
Madison, Tn 37115

Address of New Owners:	Send Tax Bills To:	Map & Parcel No.
Robert E. Muse, Jr. & wife Beverly J. Muse 3145 Justin Towne Court Antioch, TN 37013	Midland Mortgage Co. P.O. Box 26648 Oklahoma City, Ok 73126	150-2 124 2D72163

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we A. Naeem Qureshi and wife, Afsar Qureshi, hereinafter called grantors, have bargained and sold and by these presents do transfer and convey unto:
Robert E. Muse, Jr. and wife,Beverly Joyce Muse hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 16A of Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, page 528 and re-recorded as Zone Lot Division Lots 16, 21, and 22 in Book 5200, page 681, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the easterly half of Lot 16, thence leaving said right of way south 5 degrees 50 minutes, 00 seconds west 202.62 feet to a point; thence north 84 degrees 44 minutes 57 seconds west 30 feet to point; thence north 5 degrees 59 minutes 40 seconds east 80.03 feet to a point; thence north 5 degrees 41 minutes 54 seconds east 47.94 feet to a point; thence north 5 degrees 44 minutes 40 seconds east 71.14 feet to point in the southerly right of way of Justin Towne Court; thence with said right of way along a curve 30.48 feet to a point of beginning and containing 6,039 square feet, more or less.

Being the same property conveyed to A. Naeem Qureshi and wife, Afsar Qureshi, by warranty deed from Philhall Corporation in Deed Book 6185 page 685 dated the 30th day of

November 1983 as of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3145 Justin Towne Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest belonging to the Grantees, their heirs and assigns, forever: and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It agreed and understood between the parties that this conveyance is subject to the assumption by the Grantees of an indebtedness secured by a Deed of Trust recorded with the Register of Deeds of Davidson County, Tennessee in Deed Book 7204 page 225 and rerecorded in Deed Book 7288 page 218 in the original principal sum of forty-two thousand four hundred two dollars, ($42,402.00). Such assumption is as set forth in the assumption agreement of even date of this Warranty Deed and simultaneously recorded herewith.

WITNESS our hands this the 18th day of April, 1994.

A. Naeem Qureshi

Afsar Qureshi 314 04/19 0101 03CHECK 174.39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

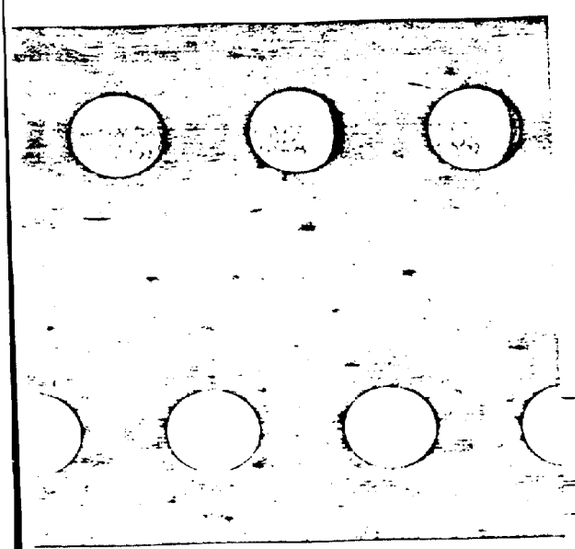
Personally appeared before me, A. Naeem Qureshi and wife, Afsar Qureshi with whom I am personally acquainted, and who acknowledged that they executed the within instrument for those purposes therein contained.

Witness my hand, at office, this 18th day of April, 1994.

Notary Public

My commission expires: January 27, 1996

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PAGE 968

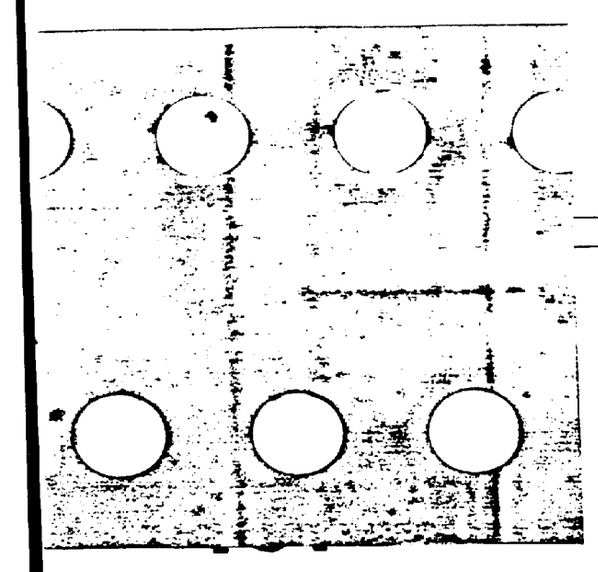
CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	44748.03
CON TX	165.39
PRFEE	1.00
WDEED	8.00
TOTAL	174.39
CHECK	174.39

04/19/94 01 15:01 0001 5884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40763
IDENTIF. ↑ REFERENCE

94 APR 19 PM 2:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 781057